



Four Corners Urban Renewal Plan

Town of Erie, Colorado

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Prepared for:

Town of Erie Urban Renewal Authority (TOEURA)
Town of Erie Board of Trustees

Prepared by:

Ricker|Cunningham
8200 South Quebec Street, Suite A3-104
Centennial, CO 80112

303.458.5800 phone
303.458.5420 fax

www.rickercunningham.com

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Four Corners Urban Renewal Plan

Town of Erie, Colorado

1.0 Introduction

1.1 Preface

This Four Corners Urban Renewal Plan (the “**Plan**” or the “**Urban Renewal Plan**”) has been prepared for the Town of Erie (“**Town**”). It will be carried out by the Town of Erie Urban Renewal Authority (the “**Authority**” or “**TOEURA**”), pursuant to the provisions of the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, 1973, as amended (the “**Act**”). The administration and implementation of this Plan, including the preparation and execution of any documents implementing it, shall be performed by the **Authority**.

1.2 Blight Findings

Under the **Act**, an urban renewal area is a blighted area, which has been designated as appropriate for an **Urban Renewal Project**. In each urban renewal area, conditions of blight, as defined by the **Act**, must be present, and in order for the **Authority** to exercise its powers, the **Town Board** must find that the presence of those conditions of blight, “substantially impairs or arrests the sound growth of the municipality or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare.”

The Four Corners Urban Renewal Plan Area Conditions Survey (the “**Survey**”), prepared by Ricker|Cunningham, dated July, 2015, and presented to the **Authority** under separate cover, demonstrates that the Four Corners Area (the “**Area**”), as defined in the **Survey** (therein referred to as the “**Study Area**”), is a blighted area under the **Act**.

1.3 Other Findings

The **Area**, as described in more detail in Section 1.4 below, will be eligible for one or more urban renewal activities and undertakings authorized by the **Act** to be advanced by the **Authority**. To this end, it is the intent of the **Town Board** in adopting this Plan

that the **Authority** has available to it any and all powers authorized in the **Act** which are necessary and appropriate to accomplish the objectives stated herein. Further, it is the intent of this Plan that the **Authority** exercises these powers for the elimination of qualifying blighting conditions in the **Area** and furtherance of the goals and objectives of the community's general plan. Because powers conferred by the **Act** are intended to advance improvements for which public money may be expended, the intent of this Plan is considered to be in the public interest and a necessity -- such finding being a matter of legislative determination by the **Town Board**.

1.4 Urban Renewal Area Boundaries

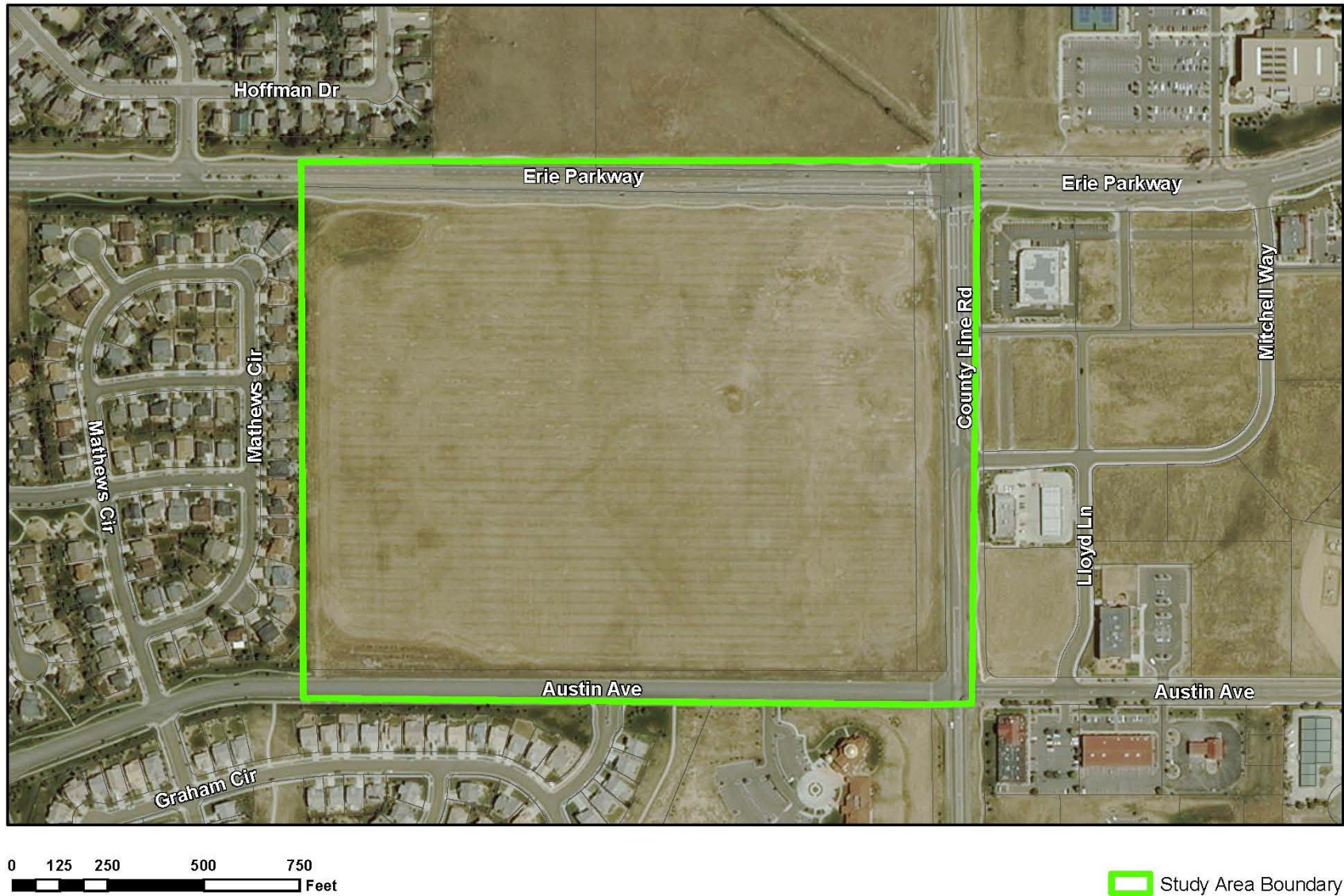
The **Area** includes one legal parcel comprising approximately 45.8 acres and adjacent rights-of-way, located in the southwest quadrant of Erie Parkway and East County Line Road in the town of Erie and Boulder County, Colorado and the parcel owned by the Colorado company, Erie Commercial Venture LLP. The sole property located within the **Area's** boundaries is zoned Planned Development (PD); and, envisioned for development of a variety of uses allowed within the Community Commercial and Mixed-Use categories as reflected in the Land Use Map presented in the Town of Erie 2005 Comprehensive Plan. Principal land uses and associated permitted uses identified in the Canyon Creek PD Amendment No. 8 are referred to as Business Commercial (BC) and Commercial / Business / Retail (CBR), neither of which is allowed under the current zoning.

1.5 Public Participation

The **TOEURA** will consider the **Plan** on September 22, 2015 at a regular meeting of the **Authority**. The sole property owner waived its right to receive notice of the public hearing for consideration of the **Plan** because the urban renewal designation is being pursued voluntarily. The hearing notice did, however, as required by the **Act**, appear in the Colorado Hometown Weekly, the community's designated legal newspaper of general circulation.

The Planning Commission will review the **Plan** on September 16, 2015 and found that it is consistent with the Town's **Comprehensive Plan**, adopted 2005.

Figure No. 1: Four Corners Urban Renewal Plan Area



Four Corners Urban Renewal Plan (8.20.2015)

2.0 Definitions

Act – means the Urban Renewal Law of the State of Colorado, Part 1 of Article 25 of Title 31, Colorado Revised Statutes, as amended. Unless otherwise stated, all capitalized and bolded terms herein shall have the same meaning as set forth in the **Act**.

Area or Urban Renewal Area – means the Four Corners Urban Renewal Plan Area as depicted in Figure No. 1.

Authority – means the Town of Erie Urban Renewal Authority (the **Authority**).

Base Amount – means that portion of *property taxes* which are produced by the levy at the rate fixed each year by or for taxing entities upon the valuation for assessment of taxable property in a **Tax Increment Area** last certified prior to the effective date of approval of the **Plan**; and, that portion of *municipal sales taxes* collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the Plan.

Boulder County Impact Report – means the Four Corners Urban Renewal Plan - Boulder County Impact Report prepared by RickerCunningham, dated July, 2015 and presented to the **Authority** Board under separate cover.

Comprehensive Plan – means the Town of Erie Comprehensive Plan, adopted 2005.

Cooperation Agreement – means any agreement between the **Authority** and the Town, or any public body (the term “public body” being used in this Plan as defined by the **Act**) respecting action to be taken pursuant to any of the powers set forth in the **Act** or in any other provision of Colorado law, for the purpose of facilitating public undertakings deemed necessary or appropriate by the **Authority** under this Plan.

C.R.S. – means the Colorado Revised Statutes, as amended from time to time.

Plan or Urban Renewal Plan – means this Four Corners Urban Renewal Plan (the **Plan**).

Redevelopment / Development Agreement – means one or more agreements between the **Authority** and developer(s) and / or property owners or such other individuals or entities as may be determined by the **Authority** to be necessary or desirable to carry out the purposes of this **Plan**.

Study Area – means the geographic area defined for the **Survey**.

Survey – means the Four Corners Urban Renewal Plan Area Conditions Survey, prepared by Ricker/Cunningham, dated July, 2015 and presented to the **Authority** Board under separate cover.

Tax Increment – means that portion of property and / or municipal sales taxes in excess of the **Base Amount** set forth in Section 7.3.2 of this **Plan** allocated to and, when collected paid into the **Authority's Tax Increment Revenue Fund**.

Tax Increment Areas – means one or more areas designated as a **Tax Increment Area**, as defined and pursuant to the procedures set forth in Section 6.12 of this **Plan**.

Tax Increment Finance (or Financing) (TIF) - means a financing mechanism which uses future revenues resulting from private investment within an established area (**Tax Increment Area**) to fund improvements for the public benefit.

Tax Increment Revenue Fund - means a fund supervised by the **Authority** and the resources of which include incremental ad valorem property and municipal sales tax revenue resulting from investment and reinvestment in an established urban renewal area.

Town Board – means the **Town Board** of the Town of Erie.

Urban Renewal Project – as defined in the **Act**.

3.0 Plan Purpose

The purpose of this **Plan** is to reduce, eliminate and prevent the spread of blight and to stimulate and catalyze growth and investment within the **Area** boundaries. To accomplish this purpose, the **Plan** is intended to promote local objectives expressed in adopted community plans and advance the vision and priorities of the Town of Erie Comprehensive Plan, adopted in 2005. These objectives and priorities are referenced in the discussion that follows and more specific excerpts (taken verbatim) presented in Appendix A of this **Plan** and further addressed in Section 5.0 below.

3.1 Plan Approach - Eliminating Conditions of Blight

As explained above, the purpose and intent of this, and all urban renewal plans, is to both remove conditions of blight and advance local objectives. The approach to eliminating conditions of blight in the **Area** will be to actively promote investment within its boundaries; where necessary participate in investment within its boundaries; and, to make financial resources available to assist property and business interests with the same, especially investment that otherwise would have been infeasible due to the presence of these conditions.

3.2 Plan Approach - Advancing Local Objectives

The approach to advancing local objectives is to ensure the vision aligns with that of the community; and, to further stated principles, both as expressed in the 2005 **Comprehensive Plan** and presented below.

3.2.1 Plan Vision

"Erie (will be) a community which recognizes the importance of: conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, education, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs."

According to the Canyon Creek PD Amendment No. 9, submitted to the Town in early 2015, the proposed Four Corners development is envisioned as "a vibrant mixed-use community with a strong emphasis on public and private amenities, diverse housing options, and most importantly, uniquely designed commercial space supported by restaurants and a shopping district." Further, "uses will reflect the range of activities where people live, shop, reside and build their families -- and provide its residents with a sense of community, while also giving the Four Corners intersection a sense of identity."

3.2.2 Plan Principles

While an overriding goal of the **Plan** is to facilitate investment in the **Area** sufficient to fund public improvements, particularly those that serve to mitigate

conditions of blight, in order to effectively advance local objectives, development within its boundaries will need to reflect intentions expressed in the general plan for the community. The following text (taken from the Canyon Creek PD Amendment No. 9) offers a description of how the Four Corners development concept will support stated principles presented in the 2005 **Comprehensive Plan**.

- 1. A Coordinated and Efficient Pattern of Growth** -- Four Corners is already incorporated into the Town and is an excellent example of utilizing existing infrastructure. This plan does not result in undue impacts or unnecessary burdens to the City's existing infrastructure and provides important linkages to other planned developments in the area. Detention has been designed in a compact and efficient way that allows for more commercial square footage, and in turn tax base that can be offered to the town.

In addition, the proposed development concept is compliant with the **Comprehensive Plan's** vision of mixed-use while using existing services. As reflected in the proposed sketch plan, its design integrates an array of residential and commercial uses in a compact manner promoting pedestrian connectivity. The application for mixed-use, if approved, provides for a variety of single and multi-family housing choices within a pedestrian-oriented site plan. The concept also proposes logical transitions between uses and adjacent neighbors, while providing pedestrian connections to neighborhood amenities.

- 2. Quality Design and Development** -- Erie promotes a high standard of design for all new development, renovations, and rehabilitated buildings in order to reinforce and enhance its unique environment for residential neighborhoods, public places, and commercial businesses. The Four Corners development concept reflects a similar high quality urban design with consistent landscaping, fencing, berming, and buffering throughout the site.
- 3. Overall Economic Vitality** -- Erie promotes a healthy, thriving economy that provides opportunities for quality employment with livable wages for its residents. Uses within the project are both commercial and residential, providing employment opportunities, both during construction and once stabilized, thereby generating temporary and permanent revenue from taxable sales and income. The subject parcel is designed in a compact form reflective of responsible growth initiatives and promoting walkability and connections to existing and proposed recreation, retail and commercial

activity centers. A quality pedestrian-oriented community like Four Corners provides the opportunity for future and existing residents to enjoy the assets of living in the a small community.

- 4. Downtown Vitality** -- Erie considers the maintenance, enhancement and expansion of Old Town's vitality to be important to the health and well-being of the community as a whole. The Four Corners project promotes development and continued enhancement of this "center" of the community. As a mixed-use development within the Canyon Creek PD, it compliments surrounding uses. With the Erie Recreation Center located nearly proximate, and Old Town Erie less than one mile away (north on County Line Road), the proposed site plan is a logical extension of the town and its amenity offerings.
- 5. A Comprehensive, Integrated Transportation System** -- Erie has a safe, efficient, and innovative transportation system that reduces neighborhood isolation and promotes a sense of community by -- connecting all areas of town, accommodating various modes of transit public and private, and facilitating travel to regional centers. The Four Corners development will be able capitalize on this infrastructure given its location at a highly-visible intersection, proximate to the Town's Recreation Center, and less than a quarter mile from RTD's JUMP line which extends service to the Erie Community Center, Community Park and Community Library. The JUMP line also links Erie to the cities of Lafayette to the south and Boulder to the north, where additional bus service connect to the region. This extension makes it easy for existing and future residents along its route to access uses within the project via public transit.
- 6. Stewardship of the Natural Environment** -- Erie will continue to identify and make efforts to conserve its natural, scenic, and environmentally-sensitive areas including important wildlife habitats, waterways, and visually sensitive areas, and to this end strive to be a clean, sustainable, environmentally-friendly community. Improvement within the Four Corners project area will not adversely impact natural or historically-significant assets either within or outside its boundaries. Further, the subject property has not been identified as a Natural Area or has no commitments with PROST (Parks, Recreation Open Space and Trails Master Plan.)
- 7. Trails, Parks and Recreation Opportunities** -- Erie will continue to provide a diverse range of recreational opportunities including facilities and programming for all ages and varying interests, passive and active. Trails,

parks, and recreation opportunities will be connected to and integrate with open spaces between neighborhoods. The Four Corners development includes a linear green space for residents to connect with trails and sidewalks existing and proposed along Erie Parkway and East County Line Road. Internal neighborhood pedestrian corridors are also anticipated which lead to a large central park and commercial areas within its boundaries.

- 8. Open Space will Serve a Variety of Functions** -- Erie will continue to maintain open spaces that -- buffer adjacent towns and cities; create view corridors to the mountains, plains, and agricultural areas; preserve agricultural lands; restore riparian areas and other areas of natural habitat; protect significant archeological and cultural resources; preserve native plant and animal habitats and travel corridors; provide areas for passive recreation; and, distinguish, yet link neighborhoods with activity areas through a system of continuous, connected open lands and trails. The Four Corners project furthers this principle through significant amounts of open space, pocket and community parks, and non-vehicular connections.
- 9. Balanced Land Use Mix** -- Erie will work to diversify and balance the mix of land uses within the Town as it grows. Particular emphasis will be placed on growing the local economic base, and providing employment opportunities for residents seeking to achieve a better balance between where they live and work. The Four Corners development concept includes a mix of uses, as reflected in the general plan for the community.
- 10. Stable, Cohesive Neighborhoods Offering a Variety of Housing Types** -- Erie will promote new neighborhoods that contain a mix of land uses and diversity of housing options, while maintaining the quality and character of established neighborhoods and ensuring that development is designed in a manner that minimizes potentially negative impacts on rural neighborhoods in the Planning Area. New housing and neighborhoods will be appropriate in size, scale, design and use and located where residents will have access to a full range of infrastructure, facilities and services necessary for healthy, livable neighborhoods. The Four Corners development concept includes a mix of uses both commercial and residential, with housing products ranging from single family detached to attached ownership and multi-family rental units, each one targeted to Erie's diverse socioeconomic demographics.
- 11. Provide Infrastructure and Public Services Efficiently and Equitably** -- Erie will coordinate future development and / or provide capital resources or

physical connections to infrastructure including water, wastewater, fire protection and other utilities; and, services including emergency management, police protection, schools, and parks that affect the quality of life and economic stability of the community. While no improvements exist within the property, all are available within adjacent rights-of-way; and, required services will be made available to its residents and businesses.

3.3 Plan Implementation

As the **Plan's** administrator, the **Authority** will seek to advance its objectives through the completion of projects which leverage private investment and reinvestment within its boundaries. Specifically, the **Authority** will work in cooperation with the Town to: advance investment in the public realm (roadway, parks, open space), encourage development consistent with or exceeding existing standards; and, judiciously use limited resources which benefit the community at-large.

All development in the **Area** shall conform to the existing municipal codes and ordinances and any site-specific regulations or policies which might impact improvements within its boundaries, all as are in effect and as may be amended from time to time. Although the **Act** authorizes the **Authority** to regulate land uses, establish maximum or minimum densities, and institute other building requirements in an urban renewal area; for the purpose of this **Plan**, the **Authority** anticipates that these will be the responsibility of the Town.

4.0 Blight Conditions

Before an urban renewal plan can be adopted by the Town, the proposed urban renewal area must be determined to be "blighted" as defined in Section 31-25-103(2) of the **Act**, which provides that *"in its present condition and use, the presence of at least four (or five in cases where the use of eminent domain is anticipated) of the following factors (see below) substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare."* Statutory factors include:

- (a) Slum, deteriorated, or deteriorating structures;
- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;
- (e) Deterioration of site or other improvements;

- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (i) Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities;
- (j) Environmental contamination of buildings or property;
- (k.5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or
- (l) If there is no objection by the property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs (a) to (k.5) of Section 31-25-103(2), substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

As stated earlier, factor "l" above applies because there is no objection by the **Area's** property owner. However, despite the statutory allowance for the presence of fewer factors when creation of an urban renewal area is being requested voluntarily, every effort was made during preparation of the Four Corners Conditions Survey, dated July, 2015, to identify all factors impacting investment within its boundaries.

The general methodology for conducting the **Survey** is to: (i) define the **Study Area**; (ii) gather information about properties, infrastructure and other improvements within that **Study Area**; (iii) evaluate evidence of blight through field reconnaissance, review of aerial photography, discussions with representatives of various Town departments; and, (iv) record observed and documented conditions listed as blight factors in the **Act**.

Among the 11 qualifying factors identified in the **Act**, the **Survey** showed the presence of the following seven (7) blight factors in the area which is the subject of this **Plan** and reflected herein as Figure 1.

- (b) Predominance of defective or inadequate street layout;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;
- (d) Unsanitary or unsafe conditions;

- (f) Unusual topography or inadequate public improvements or utilities;
- (g) Defective or unusual conditions of title rendering the title nonmarketable;
- (h) The existence of conditions that endanger life or property by fire or other causes;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements.

5.0 Plan Relationship to Other Community Documents

5.1 Plan Conformity

As supported by specific references presented herein, implementation of this **Plan** will further the principles and objectives of the **Comprehensive Plan** (and any subsequent updates) with respect to development within the community's commercial corridors and the provision of a greater variety of residential product offerings. In addition, as also stated previously, development in the **Area** shall conform to all regulating documents, including the current building code and other rules, regulations, and policies promulgated pursuant thereto. Any planning documents that might impact development in the **Area** including, but not limited to, Town-approved site, drainage, and public improvement plans, and any applicable Town design standards that are in effect and may be amended from time to time, will also be adhered to. Finally, conditions of blight within the **Area** will be remedied by improvements, public and private and funded in part by incremental taxes, to the extent deemed appropriate by the **Authority** in consultation with the Town and affected property owners.

5.2 Consistency with the Comprehensive Plan

As explained earlier, a general plan for the Town known as the Town of Erie Comprehensive Plan, was adopted in 2005. The **Authority**, with the cooperation of the Town, private enterprise and other public bodies, will engage in undertakings and activities in order to eliminate the identified conditions of blight while also implementing the goals and objectives of the **Comprehensive Plan** and all other relevant Town-adopted plans for the **Area**. Key elements of that plan which this Four Corners Urban Renewal Plan will advance are described above and in greater detail in Appendix A.

As explained above, while the subject property that comprises the Area is zoned Planned Unit Development (PD) and envisioned as a Mixed-Use Development (MD), permitted uses as identified in the Canyon Creek PD Amendment No. 8 are referred to

as Business Commercial (BC) and Commercial / Business / Retail (CBR), neither of which is allowed under the current zoning.

The Land Use Plan (Chapter 4) includes a new land use category to accommodate Mixed-Use Development. At a general level these mixed-use areas are similar in that they are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill/redevelopment vs. new development). Common principles for mixed-use development include:

Mix of Uses

- Depending upon their location and scale, primary uses for mixed-use development areas may include commercial, office, retail, and/or housing. However, more active uses such as retail and commercial should be placed at the ground level to provide pedestrian interest. Where activity uses are limited, they should be concentrated at key intersections or near major public spaces to maximize public exposure and increased activity levels.
- Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged in Erie provided it is well-connected to surrounding neighborhoods.

5.3 Correlation with Other Community Plans

Implementation of this **Plan** will be consistent with objectives expressed in all Town-adopted and accepted plans that speak specifically to improvements in the **Area**.

6.0 Authorized Authority Undertakings and Activities

Whereas the **Act** allows for a wide range of activities to be used in the furtherance of the goals of an urban renewal plan, it is the **Authority's** intent to provide financial assistance and deliver public improvements only as shown to be necessary, in partnership with property owners and other affected parties, in order to accomplish the objectives stated herein. Partnerships and other forms of cooperative agreements are an essential component of the **Authority's** strategy for preventing the spread of and eliminating existing blighting conditions. Representative undertakings of the **Authority** in the furtherance of this **Plan** are described as follows.

6.1 Complete Public Improvements and Facilities

The **Authority** may, or may cooperate with others to, finance, install, construct, and reconstruct any public improvements. Additionally, the **Authority** may, or may cooperate with others to, demolish and clear existing improvements for the purpose of promoting the objectives of the **Plan** and the **Act**.

Whereas public improvements or investment should, whenever possible, stimulate directly and indirectly desired private sector investment, it is the intent of this **Plan** that the combination of public and private investment that occurs in the **Area** will benefit the properties within its boundaries, as well as the community at-large.

As described in Section 4.0 of this **Plan**, seven (7) qualifying conditions of blight, as defined in Section 31-25-103(2) of the **Act**, are evident in the **Area**. The **Plan** proposes to remedy these conditions (presented below) by making specific improvements or providing resources for improvements including the following:

- (b) Predominance of defective or inadequate street layout -- curb and gutter, driveway, pedestrian, and safety improvements;
- (c) Faulty lot layout in relation to size, adequacy, accessibility, or usefulness -- vehicular access and other roadway improvements; pedestrian and safety improvements ;
- (d) Unsanitary or unsafe conditions -- enhanced lighting within public rights-of-way; pedestrian improvements within public spaces; and, any required off-site improvements deemed reasonable and for the public benefit;
- (f) Unusual topography or inadequate public improvements or utilities -- grading to improve drainage, completion of onsite roadways and utility lines, as well as offsite improvements which impact development within the property;
- (g) Defective or unusual conditions of title rendering the title nonmarketable -- mitigation of impacts associated with the presence of underground mines, and infrastructure within existing pipeline and utility easements;
- (h) The existence of conditions that endanger life or property by fire or other causes -
- roadway improvements that lessen the number of traffic incidents within adjacent rights-of-way;
- (k5) The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements -- investments which lessen both traffic and criminal incidents, participation in eligible expenses (as per the Statute) that make development in the **Area** feasible.

6.2 Complete Other Improvements and Facilities

To the extent that non-public improvements in the **Area** may be required to accommodate development and redevelopment and still benefit the public, the **Authority** is hereby authorized to assist in the financing or construction of such improvements to the extent authorized by the **Act**.

6.3 Promote Development and Redevelopment

A key concept associated with implementation of the **Plan** is commitment to priority public investments that serve to catalyze and make feasible private investment that generates resources to fund the same. The potential impact of this investment to Boulder County is quantified in the Four Corners Urban Renewal Plan – Boulder County Impact Report which was presented to the **Authority** Board under separate cover.

6.4 Adopt Standards

As stated earlier, all development shall conform to applicable rules, regulations, policies, other requirements, and standards of the Town and any other governmental entity with jurisdiction in the **Area**. While the **Act** allows for the adoption of standards and requirements applicable to projects undertaken in an urban renewal area, in the context of this **Plan**, it is the **Authority's** intention that investment in the **Area** conform to Town-approved documents.

6.5 Modify the Plan

The **Authority** may propose, and the **Town Board** may make, modifications to this **Plan** as may be necessary provided they are consistent with the **Comprehensive Plan** and any subsequent updates. Additionally, any such amendments made in accordance with this **Plan** and as otherwise contemplated, must also be compliant with the **Act**. Finally, the **Authority** may, in specific cases, allow non-substantive variations from the provisions of this **Plan** if it determines that a literal enforcement of the provision would constitute an unreasonable limitation beyond the intent and purpose stated herein.

6.6 Review the Plan

An ongoing process of review is recommended as a mechanism to allow those parties responsible for administering and implementing key projects within its boundaries to

periodically evaluate its effectiveness and potentially make adjustments. Modifications may be developed from suggestions by the **Authority**, property and business owners, and Town staff operating in support of the **Authority** and advancement of this **Plan**.

6.7 Provide Relocation Assistance

Whereas there are no structures within the **Area** where individuals either live or work, it is not anticipated, as of the date of this **Plan**, that acquisition of real property will result in the relocation of any individuals, families, or business concerns. However, if such relocation becomes necessary, the **Authority** will adopt a relocation plan in conformance with the **Act**.

6.8 Demolish, Clear and Prepare Improvements

While not anticipated as of the date of this **Plan**, the **Authority** may, on a case-by-case basis, elect to demolish or cooperate with others to clear buildings, structures and other improvements within the **Area** in an effort to advance activities and undertakings deemed consistent with the vision stated herein. Additionally, existing **Development or Cooperation Agreements** may require such demolition or site clearance to: eliminate unhealthy, unsanitary, and unsafe conditions, obsolete uses deemed detrimental to the public welfare; and, otherwise remove and prevent the spread of deterioration.

6.9 Acquire and Dispose of Property

While the **Act** allows for the acquisition of property by negotiation or any other method including eminent domain, it is not authorized for use within this **Plan Area**. Properties acquired by entities other than the **Authority** may temporarily be operated, managed and maintained by the **Authority** if requested to do so by the acquiring entity and deemed in the best interest of the **Urban Renewal Project** and the **Plan**. Such property shall be under the management and control of the **Authority** and may be rented or leased pending its disposition for redevelopment.

The **Authority** may sell, lease, or otherwise transfer real property or any interest in real property subject to covenants, conditions and restrictions, including architectural and design controls, time restrictions on development, and building requirements in accordance with the **Act** and this **Plan**.

6.10 Enter Into Redevelopment / Development Agreements

The **Authority** may enter into Redevelopment / Development Agreements or other contracts with developer(s) or property owners or such other individuals or entities determined to be necessary to carry out the purposes of this **Plan**. Further, such Agreements, or other contracts, may contain terms and provisions deemed necessary or appropriate for the purpose of undertaking the activities contemplated by this **Plan** and the Act. Any existing agreements between the Town and private parties that are consistent with this **Plan** are intended to remain in full force and effect, unless all parties to such agreements agree otherwise.

6.11 Enter Into Cooperation Agreements

For the purpose of this **Plan**, the **Authority** may enter into one or more **Cooperation Agreements** pursuant to the **Act**. Whereas the Town and the **Authority** recognize the need to cooperate in the implementation of this **Plan**, these **Cooperation Agreements** may include without limitation the planning, financing, installation, construction and / or reconstruction of public or other eligible improvements. This paragraph shall not be construed to require any particular form of cooperation.

6.12 Create Tax Increment Areas

The boundaries of the **Urban Renewal Area** shall be as set forth in Section 1.4 and illustrated in Figure 1. It is the intent of the **Town Board** in approving this **Plan** to authorize the use of **Tax Increment Financing** by the **Authority** as part of its efforts to advance the vision, objectives and activities described herein. Pursuant to the provisions of Section 31-25-107(9) of the **Act**, the **Town Board** in approving this **Plan** further contemplates that one or more **Tax Increment Areas** may be created within the **Urban Renewal Area** as development occurs. Notwithstanding such distinction, the **Authority** is specifically authorized to expend the revenue from **Property and Sales Tax Increments** to the extent authorized by the **Act** and this **Plan**.

While this Four Corners Urban Renewal Plan contemplates that the primary method of assisting with financing eligible expenses in the **Area** will be through the use of **Property Tax Increment** revenue, the **Town Board** may allocate **Municipal Sales Tax Increments** if requested to do so by the **Authority** and only after receipt of a financing plan outlining the proposed amounts and purpose for which the **Municipal Sales Tax Increment** is to be used. As such, the use of **Sales Tax Increment** is hereby authorized pursuant to Section 31-25-107 (9), **C.R.S.**, which is by this reference incorporated herein as if set

forth in its entirety, but any such pledge of **Sales Tax Increment** by the **Authority** in a **Development or Redevelopment Agreement** shall not be authorized until a separate **Cooperation Agreement** between the **Authority** and the Town setting forth the allocation of **Incremental Sales Taxes** between the Town and the **Project**. The approval of such **Cooperation Agreement** by the Town and the **Authority** is hereby found by the Town not to be a substantial modification of the **Urban Renewal Plan**, and is not an addition of a new **Urban Renewal Project**, does not alter the boundaries of the **Plan Area**, does not change the mill levy or sales tax component of the **Plan** (up to 100% of the **Sales Tax Increment** being hereby authorized by the **Plan**), and is not an extension of the **Plan** or the duration of a specific **Urban Renewal Project**, regardless of when such **Cooperation Agreement** may be approved. The entire **Plan Area** is hereby designated as a single **Tax Increment Area**.

7.0 Project Financing

7.1 Public Investment Objective

A critical component to the success of any urban renewal strategy is participation by both the public and private sectors. Leveraging of resources is critical as no one entity, either public or private, has sufficient resources alone to sustain a long-term improvement effort. Possible public investments for which the **Authority**, with the support of the Town, may participate include (but are not limited to) include: pedestrian improvements including construction of sidewalks, street lights and other design enhancements intended to improve safety for vehicular and non-vehicular movement; roadway improvements including curbs, gutters, and traffic lights; and, infrastructure for drainage and utilities under the authority of the Town. The **Authority** may also provide financial assistance for other expenses considered eligible under the **Act**.

7.2 Financial Mechanisms

The **Authority** may finance undertakings pursuant to this **Plan** by any method authorized under the **Act** or any other applicable law, including without limitation of the following: issuance of notes, bonds and other obligations as defined in the **Act** in an amount sufficient to finance all or part of this **Plan**; borrowing of funds and creation of indebtedness; reimbursement agreements; and / or, utilization of federal or state loans or grants, interest income, annual appropriation agreements, agreements with public or private entities, loans, advances, and grants from any other available sources. The principal, interest, costs and fees on any indebtedness are to be paid for with any lawfully available funds of the **Authority**.

Debt incurred by the **Authority** may include bonds, refunding bonds, notes, interim certificates or receipts, temporary bonds, certificates of indebtedness, or any other obligation lawfully created.

7.3 Tax Increment Financing

Activities may be financed by the **Authority** under the TIF provisions of the **Act**. Such incremental revenues may be used for a period not to exceed the statutory requirement, which is presently twenty-five (25) years after the effective date of the Plan adoption which authorizes and creates the **Tax Increment Area**.

7.3.1 Special Fund

In accordance with the requirements of the law, the **Authority** shall establish a **Tax Increment Revenue Fund** for the deposit of all funds generated pursuant to the division of ad valorem property and municipal sales tax revenue described in this section.

7.3.2 Base Amount

The **Base Amount** includes that portion of property taxes which are produced by the levy at the rate fixed each year by or for each public body upon the valuation for assessment of taxable property in the **Tax Increment Area** last certified prior to the effective date of approval of the **Plan** (or future modifications); and, that portion of municipal sales taxes collected within the boundaries of the **Tax Increment Area** in the twelve-month period ending on the last day of the month prior to the effective date of approval of the **Plan** and paid to the public body, as are all other taxes collected by or for said public body.

7.3.3 Incremental Revenues

Incremental revenues including that portion of said property, and if authorized by the **Town Board**, municipal sales taxes in excess of the **Base Amount** set forth in Section 7.3.2 above shall be allocated to, and when collected, paid into the **Authority's Tax Increment Revenue Fund**. The **Authority** may use these funds to pay the principal of, the interest on, and any other premiums due in

connection with the bonds, loans or advances to, or indebtedness incurred (whether funded, refunded, assumed, or otherwise) by the **Authority**, for financing or refinancing, in whole or in part, any portion of an **Urban Renewal Project** considered eligible under the **Act**. Unless and until the total valuation for assessment of the taxable property in any **Tax Increment Area** exceeds the base valuation, all of the taxes levied upon taxable property in the **Tax Increment Area** shall be paid into the funds of the respective public bodies. Also, when such bonds, loans, advances and indebtedness, including interest thereon and any premiums due in connection therewith, have been paid, all taxes upon the same taxable property shall be paid to the respective public bodies.

Further, the incremental portion of said taxes, as described in this subsection 7.3.3, may be irrevocably pledged by the **Authority** for the payment of, principal and interest on, and any premiums due in connection with such bonds, loans, advances and / or indebtedness incurred by **Authority** to finance an **Urban Renewal Project** (as defined in the **Act**); except:

- (a) Any offsets collected by the County Treasurer for return of overpayments or any funds reserved by the **Authority** for such purposes in accordance with Section 31-25-107(9)(a)(III) and (b), **C.R.S.**
- (b) Any reasonable (as determined by the **Authority**) set-asides or reserves of incremental taxes paid to the **Authority** for payment of expenses associated with administering the **Plan**.

If there is any conflict between the **Act** and this **Plan**, the provisions of the **Act** shall prevail, and the language in the **Plan** automatically deemed to conform to the statute.

7.4 Other Financing Mechanisms / Structures

The **Plan** is designed to provide for the use of TIF as one tool to facilitate investment and reinvestment within the **Area**. However, in addition to TIF, the **Authority** shall be authorized to finance implementation of the **Plan** by any method authorized by the **Act**. The **Authority** is committed to making a variety of strategies and mechanisms available which are financial, physical, market and organizational in nature. It is the intent of this **Plan** to use these tools either independently or in various combinations. Given the obstacles associated with infill development and redevelopment, the **Authority** recognizes that it is imperative that solutions and resources be put in place which are

comprehensive, flexible and creative. Finally, the **Authority** may contract with the Town to administer various incentives.

8.0 Severability

If any portion of this **Plan** is held to be invalid or unenforceable, such invalidity will not affect the remaining portions of the **Plan**.

Four Corners Urban Renewal Plan

Town of Erie, Colorado

Appendix A:

Town of Erie Comprehensive Plan, adopted 2005 (excerpts taken verbatim)

Chapter 2: Vision and Guiding Principles

Vision Statement

Erie is a community which recognizes the importance of conserving and enhancing its historic small town character, the roots from which it grew, preserving the natural environment in which it resides; a caring community which offers its residents an environment in which to seek a high quality of life; a balanced community with a diverse range of housing, employment, educational, shopping and recreational opportunities; and a vital community which provides financial and social support for quality of life programs.

Guiding Principles

Quality Design and Development

Erie will promote a high standard of design for all new development, renovation, and rehabilitation to reinforce and enhance its unique nature for residential neighborhoods, public places, and commercial businesses.

Balanced Land Use Mix

The Town will work to diversify and balance the mix of land uses as the Town grows. Particular emphasis will be placed on enhancing the local economic base to provide employment opportunities for residents, seeking to achieve a better balance as a place to work as well as live. In so doing, the community will seek a balance between the enhancement of Old Town's vitality and other existing areas of the community and the identification of opportunities for commercial and employment in outlying areas.

Stable, Cohesive Neighborhoods Offering a Variety of Housing Types

The Town will promote new neighborhoods that contain a mix of land uses and diversified housing options that meet the varying needs of its residents, including single family, attached homes (duplexes, townhomes), multifamily dwellings, and housing included as part of mixed-use developments. The Town will work to maintain the quality and character of established neighborhoods and ensure that infill and

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redevelopment is designed in a manner that minimizes impacts on existing neighborhoods, including rural neighborhoods in the Planning Area. New housing and neighborhoods should be appropriate in size, scale, design and use. New housing areas should be located where residents will have access to the full range of infrastructure, facilities and services that are needed for healthy, livable neighborhoods

Chapter 3: Community Building Blocks

Neighborhood Emphasis

For most of its years Erie consisted of a single, compact neighborhood in what is referred to today as Old Town. Residents of Old Town were able to (and are still able to today, in some cases) walk to meet many of their daily needs and even go to work. In recent years, the Town's compact feel has begun to change as new development has sprung up in outlying areas of the Town's Planning Area, far from its historic center and both visually and physically detached from the rest of the community.

The goals and policies contained in the Plan are built around Erie's desire to distinguish itself as a community of free-standing, but integrated *neighborhoods*, linked together—and to Old Town—by an interconnected network of pedestrian pathways, trails, and open space.

The following principles embody the community's vision for its future neighborhoods:

Mix of Housing Types

- Neighborhoods should contain a variety of housing types (single family detached, single-family attached, townhomes, apartments, etc.) to provide a more diverse selection of lifestyles and housing pricing for Erie residents.
- Neighborhoods should incorporate a variety of housing models and façade treatments to create visual interest and a more inviting pedestrian environment.

Connectivity

- Neighborhoods should be connected to adjacent neighborhoods and the surrounding community with direct roadway and pedestrian connections and open space.
- Isolating neighborhoods with walls and gates should be avoided.

Parks and Open Space

- Neighborhoods should include or be easily accessible to a range of parks and open space amenities to appeal to residents of all ages and abilities.

Activity Centers

- Each neighborhood should include an activity center for its residents. Activity centers may include a mix of commercial development, parks, open space, and other community facilities, where appropriate, to serve the needs of neighborhood residents. Larger, commercially-oriented activity centers may serve more than one neighborhood.
- Activity centers should be designed to be connected to adjacent neighborhoods with streets and sidewalks.

Preservation of Natural Features

- Neighborhoods should be planned to maximize the preservation of natural features, such as drainages, significant trees, topographic features, and other features.

Distinct Identity

- Neighborhoods should be planned to incorporate unique characteristics that serve as identifiers for residents, such as distinct streetscape elements, architectural styles, and neighborhood center features. However, neighborhoods should also incorporate features that visually and physically link them to the larger community and the Town of Erie. This may occur through naming, street graphics (i.e. incorporating the Town of Erie logo), trail connections, or other features that serve to create a common link between the Town's many neighborhoods.

Mixed-Use Developments

The Land Use Plan (Chapter 4) includes a new land use category to accommodate Mixed-Use Development. At a general level these mixed-uses areas are similar in that they are intended to contain a variety of activities, such as offices, retail, and multiple housing types. They differ, however, in that the scale and configuration of development will vary by its location and development context (i.e., Old Town infill / redevelopment vs. new development). Common principles for mixed-use development include:

Mix of Uses

- Depending upon their location and scale, primary uses for mixed-use development areas may include commercial, office, retail, and / or housing. However, more active uses such as retail and commercial should be placed at the ground level to provide pedestrian interest. Where activity uses are limited, they should be concentrated at key intersections or new major public spaces to maximize public exposure and increased activity levels.

- Both vertical (stacked) and horizontal (side-by-side) mixed-use is encouraged in Erie provided it is well-connected to surrounding neighborhoods.

Gateways and Corridors

- Erie has an opportunity to establish distinct entryways to the community along its major gateway corridors. This opportunity is most evident along Leon A. Wurl (WCR 8) and Highway 52, where development to-date has been limited, but is anticipated on the Future Land Use Map. Other gateway corridor, including County Line Road (north and south), Baseline Road (Highway 7), and Arapahoe Road, have a character that is fairly well established either through existing open space or existing development patterns.
- Future development in any of the Town's gateway corridors should be designed with the following principles in mind:

View Corridors

- Development setbacks should be established along gateway corridors to preserve site lines and reduce visual impacts of development. Signage along the Town's gateway corridors should be limited to low profile monument signs designed as part of a larger development scheme and should be consolidated for larger developments to minimize clutter.

Development Quality / Relationship to the Corridor

- Development setbacks should be landscaped to buffer development, to help preserve key view corridors, to provide an inviting environment for pedestrians, and to establish a consistent character.
- Development should be oriented towards the gateway corridor, providing a high level of architectural detailing and entrances for pedestrians.
- Buildings located at major intersections should be brought closer to the street and to anchor corners and to help form a gateway into adjoining neighborhoods.
- Parking, loading areas, and other unsightly uses should be located away from the gateway corridor where possible and should be fully screened using a combination of landscaping, berming and / or decorative fencing.

Economic Sustainability

- Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important

to enhance tax revenues generated in the Town, as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs. The Town also recognizes that attracting significant commercial and employment development will be challenging given the high volume of competition from neighboring Front Range communities. In light of these challenges, the Plan seeks to achieve economic sustainability over time by placing an emphasis on each of the community building blocks highlighted in this Chapter as follows:

- the creation of high-quality residential neighborhoods;
- encouraging a more mixed-use pattern of development that allows the integration of commercial and employment uses on a smaller scale;
- establishing a high-quality pattern of development along the community's major gateway corridors; and
- protecting the community's rural character as a unique aspect of its appeal.

Together, these objectives will allow Erie to grow into a community that will be attractive to future commercial and employment development which opportunities arise.

Chapter 4: Land Use

Goal #1: Balanced Land Use Mix

Plan for a balanced mix of commercial and residential land uses in Erie.

Medium Density Residential Policies

MDR 1.1—CHARACTERISTICS

Medium Density Residential areas should incorporate a mix of housing types and recognizable community centers such as park, recreation, and neighborhood or community commercial areas in a neighborhood setting. Neighborhoods should contain connective green spaces that unify the development and provide transitions between other uses. Commercial centers should be designed at a neighborhood scale that is in harmony with the area's residential characteristics and in conformance with the policies for Neighborhood and Community Commercial uses. Appropriate housing types may include a combination of small lot single-family, duplexes, townhomes, or fourplexes on individual lots. Larger apartment or condominium buildings may be permissible as well, provided the density range is complied with. Schools, places of worship, and other civic uses are also appropriate.

MDR 1.2—DENSITY RANGE

Medium Density Residential neighborhoods typically have a gross density of 6 to 12 dwelling units per acre, to allow for a variety of housing types; however, gross densities will not typically exceed 8 dwelling units / acre.

MDR 1.3—LOCATION

Medium Density Residential neighborhoods should be located close to arterial streets and be bounded by collector streets where site characteristics allow, with a direct connection to work, shopping, and leisure activities.

High Density Residential Policies

HDR 1.1 - CHARACTERISTICS

The High Density Residential designation accommodates higher-intensity residential housing types, such as apartments, townhomes and condominiums, combined with complementary residential and non-residential land uses, such as single family attached and detached homes, retail, commercial, and office uses. Mixed-use buildings may also be appropriate, provided that they are designed in scale with other uses in the development area. Schools, places of worship, and other civic uses are also appropriate. Developments generally have shared parking and recreational facilities. Site design should allow for convenient access to work, service, and leisure destinations and should encourage the use of alternative modes of travel.

HDR 1.2 - DENSITY RANGE

High Density Residential neighborhoods typically have a gross density of 12 to 20 dwelling units per acre to allow for a variety of housing types; however, gross densities will not atypically exceed 16 dwelling units / acre.

HDR 1.3 - LOCATION

High Density Residential uses are typically located near intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment areas and lower density neighborhoods. High density neighborhoods should not be located in settings where the only access provided consists of local streets passing through lower density neighborhoods.

Mixed-Use Policies

MU 1.1 - CHARACTERISTICS

Mixed-Use development provides a mix of residential, commercial, retail and office uses in a compact, pedestrian-oriented environment. These uses should incorporate pedestrian-friendly design elements through management of location, scale and orientation of parking facilities, driveways, connective sidewalks and trails, public plazas, and storefronts. New surface parking should be located to the side or rear of structures and screened with a low masonry wall and landscaping.

MU 1.2 - LOCATION

Mixed-Use development may be located near the intersections of arterials and collector streets, but may also be used to provide a transition between commercial or employment centers and residential neighborhoods. It is also encouraged along the Briggs and Cheesman Street Corridors in downtown.

MU 1.3 - INTEGRATION OF USES

Mixed-Use development can occur in two primary configurations - Vertical Mixed-Use or Horizontal Mixed-Use. Vertical Mixed-Use refers to the integration of two or more land use types within a building,

occurring on different floors. A typical example of a vertical mixed-use building would incorporate active uses, such as stores and restaurants, at the street level and residential or office uses on the upper floors. Horizontal mixed-use refers to a pattern where several types of uses or buildings are included, as part of a cohesive development in proximity to each other - but each building would contain its own separate use. Either pattern should be designed as a set of coordinated uses, with common off-street parking areas, strong pedestrian connections, and similar design features.

MU 1.4 - GATEWAY CORRIDORS

Mixed-Use development located along an identified gateway corridor will be subject to additional development standards as specified in Policy CCD 1.5, Community Character and Design.

Commercial

C 1.1 - CIRCULATION AND ACCESS

Clear, direct pedestrian connections should be provided through parking areas to building entrances and to surrounding neighborhoods or streets. Integrate main entrances or driveways with the surrounding street network to provide clear connections between uses for vehicles, pedestrians and bicycles.

C 1.2 - PARKING DESIGN AND LOCATION

Uninterrupted expanses of parking should be avoided. Parking areas should be broken into smaller blocks divided by landscaping and pedestrian walkways that are physically separated from vehicular drive isles. Parking areas should be distributed between the front and sides of buildings, or front and rear, rather than solely in front of buildings to the maximum extent feasible. Parking facilities should also promote safe pedestrian, bike and public transit modes of transportation through appropriate placement of landscaped islands and facilities.

C 1.3 - ARCHITECTURAL CHARACTER

Commercial centers shall be required to meet design standards for commercial development as specified in the Unified Development Code to address the compatibility with surrounding areas and mitigation of negative visual impacts such as uninterrupted wall planes, parking areas, and service and loading areas. While design standards will apply to all Community Commercial development, they are particularly important to consider for larger footprint retail buildings, or "big-box" stores. Standards address such features such as:

- Facade and exterior wall plane projections or recesses;
- Arcades, display windows, entry areas, awnings, or other features along facades facing public streets;
- Location, distribution and screening of parking
- Building facades with a variety of detail features (materials, colors and patterns);
- Location and screening of mechanical equipment; and
- High-quality building materials.

C1.4--GATEWAY CORRIDORS

Commercial centers located along an identified gateway corridor will be subject to additional development standards as specified in policy CCD 1.5, Community Character and Design.

Regional Commercial Policies

RC 1.1--CHARACTERISTICS

Regional Commercial centers provide more intense retail and employment designed to serve the community or region, including general retail, retail with outdoor storage, "big box" retail centers, office campuses, and regional malls. Retail centers typically serve a market radius of 25 miles or greater. Sites will typically range between 20 and 50 acres in size and have Gross Leasable Areas ranging from 250,000 to more than 500,000 square feet. Given the importance of access and volume of traffic, Regional Commercial developments should incorporate connectivity in parking facilities to minimize ingress-egress traffic impact on arterial and collector streets.

Community Commercial Policies

CC 1.1--CHARACTERISTICS

Community Commercial centers provide a mix of general retail (e.g., grocery stores, larger retailers) and commercial services in a concentrated and unified setting that serves the local community. These centers typically have a Gross Leasable Area of between 100,000 and 250,000 square feet and generally range between 10 and 20 acres in size.

CC 1.2--LOCATION

Community Commercial centers should be located at the intersection of one or more major arterial streets. They may be located adjacent to urban residential neighborhoods and may occur along primary highway corridors as existing uses become obsolete and are phased out and redeveloped over time. Large footprint retail buildings (often known as "big-box" stores) shall only be permitted where adequate access can be provided.

Chapter 5: Growth Management

Goal #1: Sustainable Development Patterns

Promote the sustainable use of land and other resources by encouraging orderly, contiguous growth and compact development.

POLICIES:

GM 1.1—ENCOURAGE A BALANCED MIX OF RESIDENTIAL AND NONRESIDENTIAL USES IN THE COMMUNITY

The Town will strive to achieve a more balanced mix of residential and nonresidential uses to shift its emphasis away from a "bedroom" community.

GM 1.2—COMPACT, NEIGHBORHOOD-ORIENTED PATTERN

The Town will strive to achieve a compact pattern of development focused in a series of interconnected, mixed-use neighborhoods.

Chapter 12: Housing and Neighborhoods

Goal #1: Neighborhoods as Primary Community Building Block

New residential development should be focused into a series of mixed-use neighborhoods that have a full range of urban services and contain a diversity of housing types. Guide the design and development of new neighborhoods to ensure connectivity, sustainability and quality of life.

POLICIES:

HN 1.1—NEIGHBORHOOD FOCUS

New residential development should be focused into a series of mixed-use neighborhoods that have a full range of urban services and that contain a diversity of housing types to support the housing needs of a diverse population. Each neighborhood should incorporate complementary and supporting non-residential uses that serve the neighborhood and are designed and operated in harmony with the residential characteristics of a neighborhood, including neighborhood commercial services.

HN 1.2—NEIGHBORHOOD CONNECTIVITY

Neighborhoods should be designed with connected systems of open space, bikeways, trails, and streets with sidewalks that provide internal links as well as links to other neighborhoods and to neighborhood centers. Neighborhoods should be designed with clear pedestrian connections to other neighborhoods and to neighborhood centers.

HN 1.3—NEIGHBORHOOD CENTERS

Neighborhoods should contain and be designed around an identifiable center that includes neighborhood scale retail and services, public and institutional uses, including but not limited to schools, daycare facilities, community centers, places of worship, parks and open space. Depending on the location and size, a single neighborhood center can serve several nearby neighborhoods.

HN 1.4—INCORPORATION OF NATURAL FEATURES

Neighborhoods should be designed in a manner which protects and preserves natural features of the site, including mature stands of trees, wetlands, or drainages as open space amenities that serve as identifying or character defining features.

Goal #3: Mix of Housing Types

Plan for a range of neighborhoods and housing types that can accommodate the diverse housing needs of all residents.

POLICIES:

HN 3.1—MIX OF HOUSING TYPES AND DENSITIES

The Town will encourage the incorporation of a mixture of housing types with varied price ranges, lot sizes, lot configurations, and densities, to attempt to meet the needs of all segments of the community. In addition, the Town will encourage the use of a mix of builders for larger developments and the incorporation of efficiency standards and clustering, where appropriate.

HN 3.2—MAINTAIN AND ENCOURAGE HOUSING THAT MEETS THE DIVERSE NEEDS OF RESIDENTS

There is growing concern about the availability of attainable housing for low and moderate-income families in Erie. The Town will work with the private sector and non-profit agencies to ensure that sites that are potentially suitable for housing are available within the Planning Area to achieve a variety of price points. This should include sites at a variety of scales to accommodate both small infill projects and larger redevelopment or green field projects. In addition, the Town will encourage innovative design in housing by considering financial incentives and other mechanisms to reduce development costs, such as:

- Varied lot sizes (including small lots);
- Varied lot configurations;
- Clustering;
- Mix of builders; and
- Efficiency standards.

Chapter 14: Economic Development

Background and Intent

Employment opportunities and commercial services within Erie are currently very limited. The Town recognizes that expanding opportunities for employment and commercial development is important to enhance tax revenues generated in the Town as well to reduce the need for residents to travel to neighboring communities to work, shop, and meet other daily needs.

Goal #1: Diverse Economic Base

Expand and diversify the Town's economic base to create primary jobs as well as retail opportunities, in order to increase the Town's fiscal capacity to meet the needs of its citizens.

ED 1.2 - APPROPRIATE AREAS FOR COMMERCIAL AND EMPLOYMENT USES

The Future Land Use Plan map establishes appropriate locations for employment and commercial uses. In addition, the Town will develop criteria to determine appropriate locations for neighborhood commercial development. Criteria area intended to provide for flexibility in citing and design, resulting in a mixed-use development pattern that encourages commercial and employment uses to occur as part of the Town's neighborhood fabric.

ED 1.6 - CRITERIA FOR CONSIDERING ECONOMIC DEVELOPMENT INCENTIVES

The Town acknowledges that certain, potential commercial developments are likely to request economic development incentives such as the reduction or waiver of impact fees, provision of public infrastructure or Tax Increment Financing (TIF). The Town will develop and publicize a list of incentives that might be willing to consider, along with minimum thresholds (e.g., hourly wages, targeted industries, employee benefits, etc.) to qualify.

Chapter 15: Action Plan

Community Character and Design

During preparation of the Plan, citizens of the community expressed a strong desire to see the Town implement stronger measures to preserve the community's character and image through design, planning and community-based events. To implement this aspect of the Plan, the following priority actions are recommended:

1. COMMUNITY GATEWAY CORRIDORS

The UDC will include basic design standards for roadway corridors that serve as gateways into the community. However, in the longer term, it may be appropriate to prepare concept designs for each of the major corridors. A landscape and urban design concept plan was completed for the portion of Leon Wurl Parkway that travels through Erie Commons, and implementation is beginning in 2005. As the major gateway into the Town from I-25, it would be appropriate to develop a landscape and urban design concept plan for the section of this gateway corridor from I-25 to Coal Creek. The Town should also consider preparing design concept plans for the other major gateway corridors, including Highway 52, Baseline Road, County Line Road, and Arapahoe Road, to establish basic requirements and the desired character of these important areas.

Four Corners Urban Renewal Plan

Town of Erie, Colorado

Appendix B:

Four Corners Urban Renewal Area Legal Description

4 CORNERS URBAN RENEWAL PLAN AREA BOUNDARY LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF BOULDER, STATE OF COLORADO AND ALSO BEING LOCATED IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, TOWN OF ERIE, COUNTY OF WELD, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS CONTAINED HEREIN ARE BASED ON ASSUMPTION THAT THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN BEARS S 0° 59' 04" E BETWEEN A FOUND 2" ALUMINUM CAP MONUMENT IN RANGE BOX, WITH ILLEGIBLE STAMPING, AT THE EAST QUARTER CORNER OF SAID SECTION 24 AND A FOUND 2" ALUMINUM CAP MONUMENT STAMPED LS 14083 AT THE SOUTHEAST CORNER OF SAID SECTION 24.

COMMENCING AT A FOUND 2" ALUMINUM CAP MONUMENT IN RANGE BOX, WITH ILLEGIBLE STAMPING, AT THE EAST QUARTER CORNER OF SAID SECTION 24;

THENCE S 89°50'16" E A DISTANCE OF 70.01 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE N 00°59'04" W ALONG SAID EASTERLY RIGHT-OF-WAY LINE A DISTANCE OF 70.01 FEET TO A POINT OF INTERSECTION OF THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY PROJECTED EAST AND THE EASTERLY RIGHT-OF-LINE OF COUNTY LINE ROAD AND BEING THE POINT OF BEGINNING;

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THENCE N 89°50'16" W ALONG THE NORTHERLY RIGHT-OF-WAY LINE PROJECTED EAST AND ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF ERIE PARKWAY A DISTANCE OF 1767.49 FEET;

THENCE S 00°54'34" E A DISTANCE OF 140.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF ERIE PARKWAY AND ALSO BEING THE NORTHEAST CORNER OF THE CANYON CREEK SUBDIVISION FILING NO. 5;

THENCE S 00°54'34" E ALONG THE EASTERLY LINE OF SAID CANYON CREEK SUBDIVISION FILING NO. 5 A DISTANCE OF 1217.83 FEET TO THE SOUTHEAST CORNER OF CANYON CREEK SUBDIVISION FILING NO. 5 AND ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE;

THENCE S 00°54'34" E A DISTANCE OF 80.02 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE AND ALSO BEING A POINT ON THE NORTHERLY LINE OF CANYON CREEK SUBDIVISION FILING NO. 6;

THENCE S 89°52'59" E ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF AUSTIN AVENUE A DISTANCE OF 1614.32 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE S 89°52'59" E A DISTANCE OF 155.03 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY LINE ROAD;

THENCE N 00°59'04" W A DISTANCE OF 1436.51 FEET TO THE POINT OF BEGINNING.

PARCEL CONTAINS: 2,541,096.5 SQUARE FEET OR 58.34 ACRES.

PREPARED BY:

ROBERT A. RICKARD, PLS
COLORADO PROFESSIONAL
LAND SURVEYOR NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC
3021 GARDENIA WAY, SUPERIOR, CO 80027
PHONE: 303-521-7376.